161.0	0001	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,166,900	/	1,166,900
USE VALUE:	1,166,900	/	1,166,900
ASSESSED:	1,166,900	/	1,166,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLLAND STEPHANE
Owner 2:	OLLAND ANDREA
Owner 3:	
Street 1:	31 PROSPECT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAUSCHER JEAN M -
Owner 2:	RAUSCHER SYLVIE M -
Street 1:	31 PROSPECT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .243 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Clapboard Exterior and 2468 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10579.000	650,700		516,200	1,166,900
Total Card	0.243	650,700		516,200	1,166,900
Total Parcel	0.243	650,700		516,200	1,166,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.89 | /Parcel: 472.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 107235
GIS Ref:
GIS Ref:
Insp Date: 06/30/18

!12569!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0001-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	650,700	0	10,579.	516,200	1,166,900		Year end	12/23/2021
2021	101	FV	631,700	0	10,579.	516,200	1,147,900		Year End Roll	12/10/2020
2020	101	FV	631,600	0	10,579.	516,200	1,147,800	1,147,800	Year End Roll	12/18/2019
2019	101	FV	484,600	0	10,579.	516,200	1,000,800	1,000,800	Year End Roll	1/3/2019
2018	101	FV	494,900	0	10,579.	457,200	952,100	952,100	Year End Roll	12/20/2017
2017	101	FV	494,900	0	10,579.	383,400	878,300	878,300	Year End Roll	1/3/2017
2016	101	FV	494,900	0	10,579.	383,400	878,300	878,300	Year End	1/4/2016
2015	101	FV	475,200	0	10,579.	331,800	807,000	807,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:09:04

LAST REV

Date	Time
03/09/20	11:15:17
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12569

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAUSCHER JEAN M	1273-136		8/29/2003		750,000	No	No		
COSTELLO JOSEPH	1174-101		7/18/1997		349,000	No	No		Y

USER DEFINED

Prior Id # 1:	107235
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2035	Re-Roof	11,660	C				
5/30/2019	745	New Wind	16,500	C				
6/22/2017	722	Redo Bat	10,000	C				
11/28/2012	1558	Redo Bat	5,870	C				
6/16/2011	593	Manual	20,000					
12/20/2004	1198	Manual	13,400	C				replacement slider
3/29/1999	148	Redo Bat	7,000					REMODEL BATH
2/22/1998	95	Redo Kit	15,000					REMODEL KITCHEN
9/21/1994	497		35,000					ADD TO 2ND FLOOR
5/27/1993	211		2,000					14X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	BS	Barbara S
6/6/2018	MEAS&NOTICE	BS	Barbara S
7/22/2014	External Ins	PC	PHIL C
4/12/2013	Info Fm Prmt	MM	Mary M
4/3/2009	Inspected	163	PATRIOT
3/25/2009	Missed Appt.	189	PATRIOT
12/31/2008	Measured	336	PATRIOT
11/7/2005	Fieldrev-Chg	BR	B Rossignol
2/14/2004	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10579		Sq. Ft.	Site		0	70.	0.70	8									516,157						516,200	

Total AC/HA:	0.24286	Total SF/SM:	10579	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	516,157	Spl Credit		Total:	516,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14668870
Const Adj.:	1.00749993
Adj $ / SQ:	150.188
Other Features:	109500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	682113
Depreciation:	31377
Depreciated Total:	650736

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

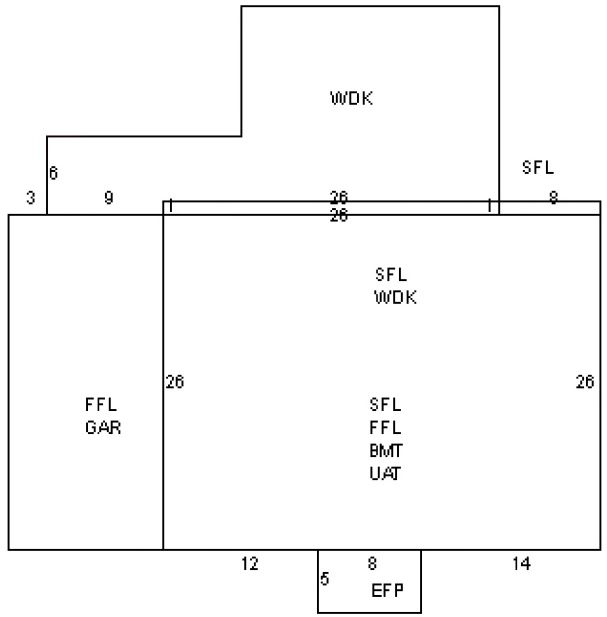
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	199.75
Special Features:	0	Val/Su Net:	163.45
Final Total:	650700	Val/Su SzAd	307.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	150.190	179,624
SFL	Second Floor	918	150.190	137,872
BMT	Basement	884	66.680	58,948
WDK	Deck	410	8.500	3,486
GAR	Garage	312	23.190	7,234
UAT	Upper Attic	221	60.080	13,277
EFP	Enclos Porch	40	73.140	2,926
	Net Sketched Area:	3,981	Total:	403,367
Size Ad	2114	Gross Area	4644	FinArea 2468

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

161.0-0001-0008.A

IMAGE

AssessPro Patriot Properties, Inc